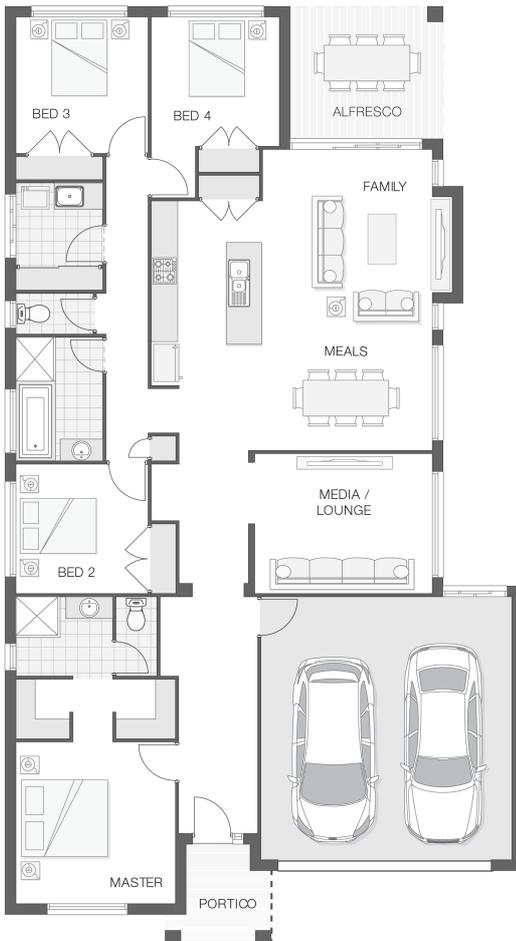


# The Fraser

4 2 2 23 sq

Facade name: Arden

## House Plan:



## LOT #37

Macksville Gardens Estate

Address: Macksville Gardens Estate, Macksville, 2447



744 m<sup>2</sup>

House and land package price:

From **\$543,440\***

## About package:

The exclusive and strictly limited land release at Macksville Gardens Estate comprises 45 residential land lots in a captivating and convenient setting. The Fraser home design is both intelligent and practical in layout and features. The deliberate placement of separate living and entertainment zones allows space for a touch of luxury in the form of a secluded master retreat with ensuite and walk-in-robe, while indoor and outdoor living flows effortlessly throughout the home.

What's included in your beautifully finished, high quality new home

- All Council Fees and Approvals with M Class Soil
- Full sarking wrap to treated timber frames and roof
- Insulation to walls and ceiling, flyscreens
- Carpet / tiles or vinyl flooring
- Recessed wet areas
- Westinghouse appliances
- Alfresco with recessed stacking sliding doors
- Drop-in laundry tub with cabinet and clothesline
- Full electrical layout with downlights and feature lighting and TV aerial
- Water tank, mailbox and concrete driveway

ULTIMATE UPGRADE BUNDLE FOR ONLY \$4990

EXTERNAL / INTERNAL

- Hume Savoy 1200mm hinged entry door
- 2570mm ceiling height with Square set finish
- 20mm stone benchtops, Dishwasher and 900mm freestanding cooker

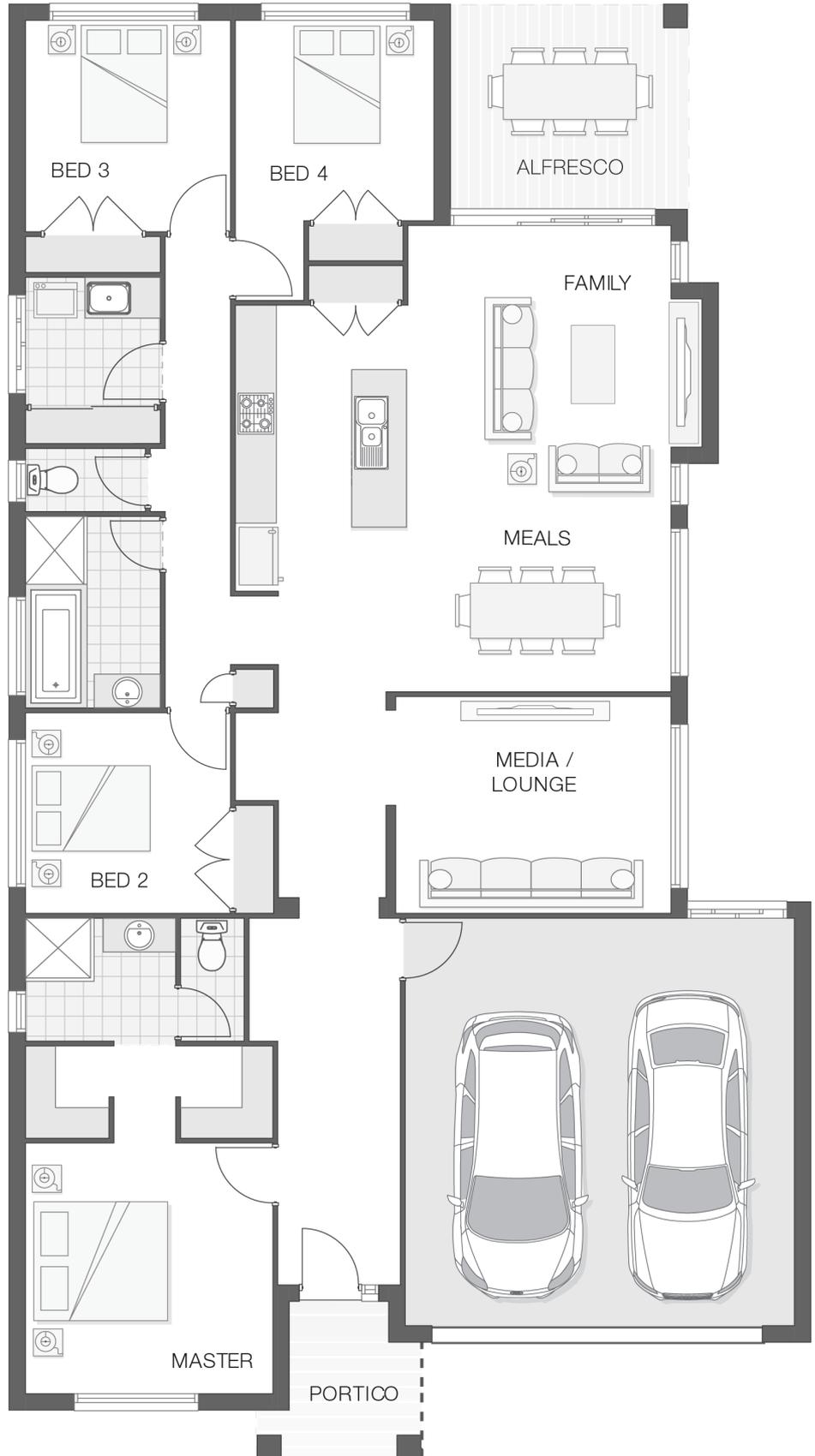
## ENQUIRE NOW:

Niki Whelan • P: 0412 797 925 • E: [coffs.display@adenbrook.com.au](mailto:coffs.display@adenbrook.com.au)

Plans and designs depicted may change with facade selection. All drawings and photographs are for illustrative purposes only. This work is exclusively owned by AB Aust. IP Pty Ltd (ACN 163 575 077) and cannot be reproduced or copied wholly or in part, in any form without permission of AB Aust. IP Pty Ltd. Any prices in this document include GST, are subject to change without notice, relate only to the base house price and standard inclusions. Site costs will vary depending on site conditions, local Council requirements, estate guidelines and any other statutory requirements applicable. Adenbrook Homes does not have a hold on the block, this package is subject to land availability and you securing the land through the land agent directly. For more information please speak to one of our friendly New Home Consultants.

**House Features:**

- ✓ 20mm stone benchtops to kitchen
- ✓ 900mm Cooker and Dishwasher
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Carpet and Tile or Vinyl floors; modern architraves 67mm x 18mm
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ 3000L rainwater tank with submersible pump
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Concrete Alfresco and Portico areas
- ✓ Flyscreens
- ✓ Letterbox and Clothesline
- ✓ Remote Controlled Garage Door + 2 remotes
- ✓ Ultimate upgrade bundle
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Square set ceilings to living area
- ✓ 2570mm high ceilings
- ✓ Site works allowance
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ 3 included facade options and complimentary window changes
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ Dishwasher
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway



**ENQUIRE NOW:**

Niki Whelan • P: 0412 797 925 • E: [coffs.display@adenbrook.com.au](mailto:coffs.display@adenbrook.com.au)